

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
April 2, 2001

PRESENT: Dave Wakeman, Chairman
Terry Janicz
Don Hoefler Don Folger, Code Enforcement Officer
Andy Kelkenberg Rebecca Baker, Planning Board Clerk
John Potera
Mark Decker

The meeting was called to order at 7:30pm. John motioned to accept the minutes from the March 19, 2001 meeting, Terry seconded and all approved.

The board met with John Wargo regarding his property on Stage Rd. and future plans. A company interested in leasing some of the 30.7 acres to construct a building to store equipment approached Mr. Wargo. John investigated the possibilities of rezoning a portion of the parcel either I1 or to extend the commercial zone. NYSEG has verbally agreed to either allow them use of the right of way for entrances off Havens Rd. or to perhaps purchase a portion of their right of way. Nothing has been finalized. Dave will speak to the Town Board regarding this matter before Mr. Wargo proceeds any further.

Tim Arlington (Apex Consulting) and Bob Fargo (McDonalds) presented the board with a revised site plan for the McDonalds Restaurant on Main Rd. The new plan indicates the 65' setback, revised entrance dimensions as per the DOT, arrows and signs for traffic flow, landscaping adjustments and the required 10' setback for the shed. A small swale is designated between McDonalds and UniMart. The new drawing does reflect a rear door for employee access. As a result of moving the building back, McDonalds will install a concrete patio for customers. Mr. Arlington will file for a highway permit immediately because it takes 4-5 weeks for a review. John Potera requested that two concrete slabs be removed (reducing the patio area in front) and planting another small maple tree on the west corner. Mr. Fargo was reluctant to plant another tree because of visibility issues. A sidewalk must be installed from the east entrance to the patio area. Terry respectfully requested that the sign on Buell St. be removed. It is the opinion of the board that a sign is not necessary at that location. Mr. Fargo was adamant that a sign be located there, as much of their business is spontaneous. Discussion pursued and after negotiations, the additional tree remained and the sign on Buell St. was reduced in size to approximately 6' x 7' instead of 8' x 9'. Andy motioned to recommend approval of the site plan with the above mentioned changes. Don seconded. Dave and Mark agreed. Terry and John respectfully abstained in frustration with the lack of control over the sign ordinance, and landscaping requirements. Rebecca will write a letter to the Town Board with the recommendation.

Andy motioned to adjourn the meeting at 9:50pm, seconded by John and all approved.

Respectfully submitted,
Rebecca K. Baker,
Recording Secretary